



Town of Arlington, Massachusetts
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Minutes 1/05/2012

Capital Planning Committee
 Meeting Minutes
 January 5, 2012

In attendance were:

Steve Andrew*
 Adam Chapdelaine
 Charles Foscett
 Paul Olsen
 Brian Rehrig
 Diane Johnson
 Ruth Lewis
 Anthony Lionetta
 Barbara Thornton

* Denotes those not in attendance

- Meeting Opened: Charlie Foscett opened the meeting and Adam Chapdelaine provided CPC members with their packets of information. Minutes of the December 15th Meeting were reviewed and approved as is. (Good job Paul!!)
- Master Plan Request: At the request of the CPC, Carol Kowalski attended the meeting to discuss Master Planning and to present the reasons why Arlington needs to have a Master Plan. The last time a Master Plan was formally done was in the early sixties. Since that time there have been significant amounts of change in Arlington on many levels. Typically, Master Plans are done with a ten year horizon with updates at the 5 year mid-point. The Master Planning process needs to have heavy community involvement and would take about 2 years to complete. As far as very real reasons why we need a Master Plan, Carol noted the example of Zoning and the deficiencies we have in our current Zoning Bylaws. These deficiencies have (and could continue) to result in an erosion of our already limited commercial base. Also noted is the lack of Mixed Use Zoning. These issues can mean lower tax revenue generation.

Also, we need a Master Plan to establish a clear community based vision for Arlington. This type of Plan can help relieve the individual project based issues that come up.

A key objective is to have the Master Plan adopted by the Redevelopment Board and the Board of Selectmen so it represents policy, as well as provide guidance. In summary, reasons for a Master Plan can be summarized as follows:

- Protect Business Use,
- Address Mitigation of Structural Deficiencies,
- Promote Economic Development, and
- Preserve Cultural and Environmental Ambiance of the Town

There was discussion over the cost of the Master Plan. While there may be some outside funding assistance that

can be obtained, it would not be enough to cover the entire cost of the Plan. The Master Plan request was adjusted to \$150k, which could be spread over two years.

- Stratton School Program: There was discussion about the recently completed Stratton School improvements relative to funding. General numbers are: \$2,400,000 was authorized, \$670,000 was subsequently obtained from MSBA as a "Green" Grant and \$2,600,000 was spent. This means that only about \$1,900,000 needs to be borrowed (not \$2,400,000) of which about \$1 million has been already done. There was discussion about the remaining \$500k in authorized borrowing and whether it could be applied to Thompson or additional improvements at Stratton. It was concluded that these funds were not available for either.
- Capital Plan: The draft plan was reviewed. Overall, the Plan is within the target 5% range. This is attributable to the addition of \$400k generated by the override for roadway improvements, as well as some reductions in expected costs such as the Fire Station. The Capital Plan was then reviewed using Charlie Foskett's prepared list. There are several adjustments that were found to be needed as CPC members reviewed the various line items. Charlie will update the Plan and it will be reviewed again at the next meeting.
- IT Requests: There was concern stated over the ITAC requests and whether they have been vetted sufficiently. The CPC requested that David Good and Adam Glick attend the next meeting to justify and explain these requests.
- Next meeting: January 12, 2012

Adjournment